

Community Facilities Committee – Library Expansion

Meeting Notes

Wednesday, February 13, 2013 , 6:30 PM, Banquet Hall – Town Hall

Present: **Committee Members:** Meghan Lydon, Chairperson; Malia Ohlson, Ann Mione, Gil Archambault; Scott Cornett; Chris Costantino, Library Trustee; Mary Burdett, Library Trustee; Bill Parker, Community Development Director

Excused: Joe O’Neil, Merv Newton, Michelle Sampson

The meeting was convened by Meghan Lydon at 6:30 PM.

Minutes: Gil Archambault made a motion to approved the January 9, 2013 minutes, seconded by Scott Cornett. All in favor.

Review of Ben Jager (Jager Construction) Preliminary Scope for Underpinning Concept: S. Cornett provided the Committee with a preliminary scope of work provided free gratis by Ben Jager to excavate and pour the concrete for an underpinning of 54’x75’ foundation that would allow for a 3600 SF basement addition below the 1986 addition, which would be additional space gained if an addition is built on the south side of the Library, based on concepts previously presented to the Committee. Excavation would occur from the existing slab on grade, and the project would necessarily need to be staged. Considerable discussion followed, and it was noted that this estimate for the underpinning work, without any steel super structure, but including prepping the lower level for concrete, was preliminary. and amounted to approximately \$305,000 or \$85/SF. S. Cornett advised that if this concept is followed up on, a responsible budget would be necessary to finish the slab for the lower level, build the addition, renovate the existing structure, and site work.

G. Archambault asked if the first task is to cost out the renovations, citing overall project cost for both renovations and an addition. S. Cornett stated that an evaluation of the existing systems would need to be done and M. Lydon stated that there would be efficiencies in having all the work done at one time and discussion followed on the limitations of the site and phasing, and what the plans of the Trustees relative to keeping the Library open for services during construction vs. temporary relocation to another space (i.e the McBriarity Insurance building). C. Costantino stated that Michelle Sampson had asked that the Scheme H concept be revisited relative to updating the estimated costs.

Guest Steve Sareault was in attendance, having been mentioned at previous meetings as a construction/engineering resource. S. Sareault is also currently on the Building Committee for the Ambulance Facility. S. Sareault stated that in his quick review of prior information that the costs appeared to be light for Scheme H, that contingency amounts appeared low and the costs per square foot are more likely to be well above \$200/SF as opposed to \$150/SF. After more discussion on feasibility and practicality of building on the existing site vs. a new building at another location (such issues as need to keep the Library as a downtown anchor, deed restrictions were talked about), logistics, construction costs, mobilization, and ramping to undertake the work, and drainage, it was decided that the next step would be to go to the Trustees to have them authorize updating the Scheme H costs and to provide the new addition concept to Manypenny Architects for an idea on space usage and programming. There was additional discussion on whether the building could be expanded on the

northerly Nashua Street side, and Committee opinions varied as to scale and context and additional site limitations such as the spiderweb of utilities on the Nashua Street side.

The Committee then talked that once there are definite concepts they should be presented to the public at an open forum for input and review.

It was decided that M. Burdett and C. Costantino would report back to the Trustees at their meeting on Tuesday, February 19th on what the Committee would recommend as the next steps (cost refinement of Scheme H; space utilization of new concept, thinking on relocation vs. staying put during construction) and get direction from the Trustees.

Updates: M. Lydon reported that the 'outreach' letters had been sent, and that a status report was being prepared for the Board of Selectmen. The Committee reviewed the letter and unanimously felt it was a good report. The intention is to provide the status report to Selectman Finan to then report back to the Selectmen as the BOS representative to the Trustees.

The Committee postponed further action on the updating the project timeline until after hearing back from the Trustees.

The Committee thanked S. Sareault for his input this evening.

It was decided to meet again on Wednesday, February 21st, 6:30 PM to develop a revised timeline and discuss the Trustee input. Location to be determined.

Chairman Lydon adjourned the meeting at 8:30 PM.